



## 23 Green Dragon Court Strathmore Avenue, Luton, LU1 3NU

Situated in the highly regarded Green Dragon Court on Strathmore Avenue, this well presented two bedroom flat combines modern living with exceptional convenience. The property offers two generously sized double bedrooms, providing ample space for comfort and flexibility.

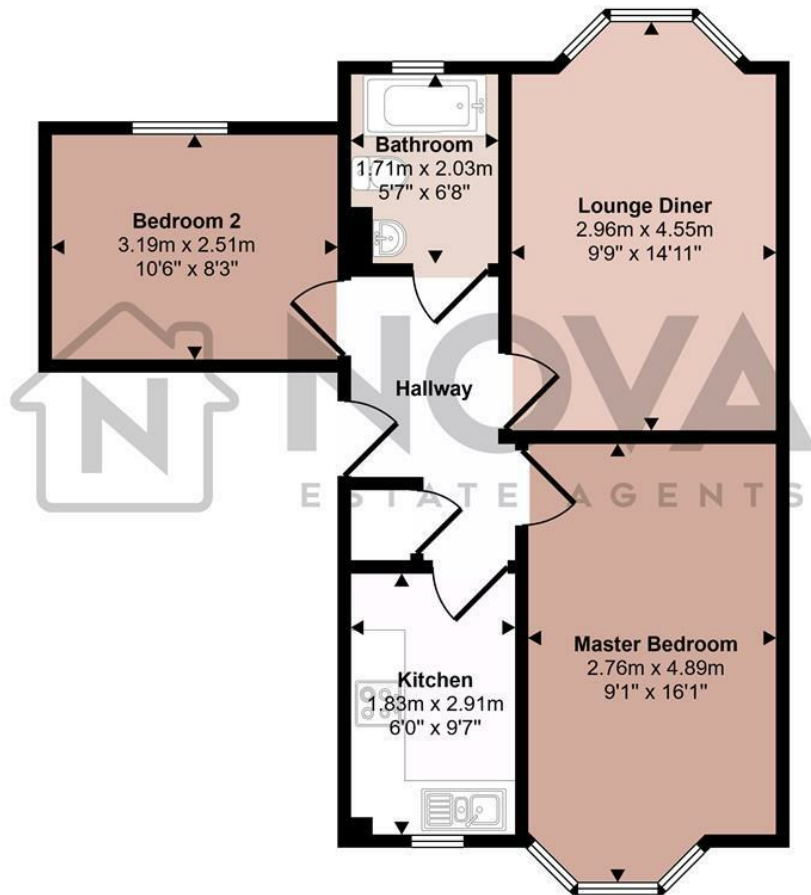
The flat features a brand new kitchen, thoughtfully designed with contemporary finishes and functionality in mind. Presented in excellent condition throughout, this home is ready for immediate occupancy and provides a secure and practical living environment with gated allocated parking.

With a long lease of approximately 103 years, the property ensures long term peace of mind. Its location is a standout feature, being within walking distance of Luton Town Centre and both Luton and Luton Airport Parkway train stations, offering excellent transport links and easy access to local amenities.

- Nova Estate Agents
- Allocated Gated Parking
- Two Double Bedrooms
- Brand New Kitchen
- Close To Train Stations
- Great Condition Throughout
- Press Play Button For 360° Walkaround Tour
- Chain Free!

£180,000

Approx Gross Internal Area  
50 sq m / 542 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	